

**City of Eau Claire
Plan Commission Minutes
Meeting of November 14, 2016**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Larsen, Seymour, Pederson, Radabaugh, Weld
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Ivory, Genskow, Noel

The meeting was chaired by Mr. Weld.

1. **REZONING (Z-1586-16) – Solar Ordinance Amendment**

Mr. Noel presented an amendment to Chapter 18 of the Zoning Code pertaining to solar access standards. The new provisions will define solar installations as either principle or accessory structures, and will follow similar building setbacks and heights. Solar accessory arrays in excess of 1,000 square foot on residential properties with greater than four dwelling units will need a conditional use permit. Other circumstances such as excess height and impervious surfaces may also trigger this type of review.

Mr. Brenholt moved to recommend approval of the solar access standards amendment to the ordinance. Seconded by Mr. Pederson and motion carried.

2. **REZONING (Z-1588-16) – TR-1A to R-1, 816 Fairmont Avenue**

Mr. Tufte presented a request to rezone annexed property from TR-1A to R-1 at 816 Fairmont Avenue. The site is 0.5 acres and the applicant desires to reconfigure this lot and the one next to it for future single-family homes. The proposal is consistent with the Comprehensive Plan.

Applicants, Gordon and Sharon Strehlau spoke in support.

Ms. Mitchell moved to recommend approval of the rezoning. Seconded by Mr. Granlund and motion carried.

3. **CONDITIONAL USE PERMIT (CZ-1622) – Ground/Pole sign, 1417-1431 S. Hastings Way**

Mr. Ivory presented a request to allow a ground/pole sign to exceed 200 square feet in sign area for a shopping center within a C-3 zoning district at 1417-1431 S. Hastings Way. The non-conforming existing pole sign will be removed. The new multi-tenant sign would be 384 square feet and 39 feet in height with a setback of 70 feet. Mr. Ivory discussed the review criteria to be used by the Plan Commission and highlighted distances to other similar signs in the area.

Applicant, Jon Peters with Peters Real Estate & Development spoke in favor of the application. They are committed to making the corridor look good. He said the existing sign is about 50 feet in height and close to 400 square feet in size. This sign will be smaller in size and less in height.

Mr. Seymour moved to approve the conditional use permit subject to the conditions of the staff report. Seconded by Ms. Ebert and motion carried.

4. **FINAL CONDO PLAT (P-7-16) – Westridge Village Marketplace Condominium 2nd Addition; CERTIFIED SURVEY MAP (CSM-8-16) – Stonewood Drive**

Mr. Granlund recused himself from the item.

Mr. Tufte presented a request to approve the final plat for Westridge Village Marketplace Condominium 2nd Addition and to approve the CSM for four lots. The approved preliminary plat showed two 5-plexes and 3 duplexes for this phase of the project. The site now shows two 4-plexes and the same 3 duplexes. Stonewood Drive would become a shortened cul-de-sac. The remainder could be vacated. The reduction in units is to allow access to the BeeHive project to the east. Cross parking lot easements are needed with the BeeHive project, but utility easements running across could be released by the City.

Applicant, Steve Wiggins with SW Properties & Investments LLC spoke in favor.

Mr. Larsen moved to recommend approval of the final plat and CSM subject to the conditions of the staff report. Seconded by Mr. Brenholt and motion carried.

5. **CERTIFIED SURVEY MAP (CSM-9-16) – Tower Drive and Parkwood Drive, Town of Seymour**

Mr. Tufte presented a request to approve a two-lot CSM in the Town of Seymour. The property is 4.5 acres in size. There is an existing home on the north side of the property. It is within the Sewer Service Area but City utilities are not close by. The lots are restricted to 10-acre lot sizes, but may be allowed exceptions by the Plan Commission. This infill project fits within the pattern of lot sizes within the immediate area.

No one spoke in favor or against.

Mr. Granlund moved to approve the CSM. Seconded by Mr. Radabaugh and motion carried.

6. **SITE PLAN (SP-1623 Amd) – Local Lounge, 2106 N. Clairemont Avenue**

Mr. Tufte presented a request to approve a site plan for an event building at 2106 N. Clairemont Avenue. The existing building was remodeled and a new 5,000 square foot building will be built with a kitchen and accessible bathrooms. The building adds a 50-stall parking requirement. There is an overflow parking lot to the east across Clairemont.

Angi Goodwin, with Ayres Associates stated they have no concerns with staff conditions and the building has capacity for 300 people. As for the overflow parking site, the lot could accommodate over 81 stalls, and in fact the agreement with Rhom Construction is for 100 stalls.

Mr. Weld expressed concerns about the overflow lot not being striped.

Chase Collins with the Local Lounge stated they display an overflow parking sign when needed. His employees also set the direction for parking locations. The building would be primarily used for banquets and weddings on the weekend. Special permission is needed if during weekdays.

Litter control is their responsibility. The new building will help bring back an outdoor atmosphere as well and help mitigate noise for neighbors.

Ms. Mitchell moved to approve the site plan subject to the conditions of the staff report. Seconded by Mr. Seymour and motion carried.

7. **SITE PLAN (SP-1631 Amd) – Action City Outdoor Rides Expansion, 2402 Lorch Avenue**

Mr. Tufte presented a request to approve a site plan to allow for an outdoor rides expansion. A 130-foot tall zip line is proposed to go across the go-kart track and end in the mini-golf course. There is also an expansion to the go-karts track and another future attraction will be added in time. The maze will be removed. Parking requirements do not exist but there is enough parking on site. Fire Department has reviewed the project and deems it acceptable.

Benny Anderson of Metropolis Resort stated parking will not be a problem for the zip line use.

Mr. Brenholt moved to approve the site plan subject to the conditions of the staff report. Seconded by Mr. Pederson and motion carried.

8. **SITE PLAN (SP-1648) – Artisan Forge Studios Expansion, 1106 Mondovi Road**

Mr. Tufte presented a request to approve a site plan to allow for expansions to the front and the back of the current building. The front addition is 10,800 square feet and a 6,755 square foot rear addition. Parking stalls needed are a combination of office and warehouse space. The site plan shows 63 stalls on site and 36 stalls are required with stalls for employees needing to be maintained. There is an outdoor display area along Clairemont Avenue for sculptures. The site is not allowed to have outdoor storage. Access along Harvest Court and Atrium Court are better defined and larger curb-cut widths need to be approved. Street trees are needed on the site and shall follow the landscaping manual.

Sean Bohan with AEC, on behalf of Artisan Forge Studios, stated they will develop the north phase first and the second phase is the south side. The third would be for the curb-cuts and he asked if they could save the curb-cuts for that phase.

Mr. Tufte stated the phasing would be acceptable because a site plan is good for three years.

Jackie Boos with Artisan Forge Studios stated they will have more individual studio rentals and gallery space. The exterior sculpture tour is a different type, with 3-D sculptures that can be repurposed and moved off site.

Scott Rasmussen with Durand Builders stated they would be looking to have footing and foundations building permits soon. The addition would be open by spring. They anticipate their other phased improvements to follow quickly thereafter.

Mr. Larsen moved to approve the site plan subject to the conditions of the staff report. Seconded by Ms. Mitchell and motion carried.

9. **SITE PLAN (SP-1649) – Apartment, Northwest corner of Jeffers Road and County Line Road**

Mr. Tufte presented a request to approve a site plan to allow for three 4-unit apartments. The site is three acres and is vacant. Three 4-plexes are proposed with consolidated driveways on County Line Road and Jeffers Road arterial streets. One unit has three bedrooms and needs three stalls per unit. The Commission may allow a reduction in parking and the applicant states in a letter that the units are likely for families. Required landscaping needs to be shown on a revised site plan. Driveway culverts will be needed to maintain established drainage patterns.

Sean Bohan with AEC, speaking on behalf of Greenpoint Construction LLC, stated they engineered the site back in 2011 so the infrastructure was taken care of at that time in preparation for these and other buildings.

Mr. Weld expressed concerns about the family units actually being for three individuals. Mr. Tufte stated stacked parking cannot be counted as a required stall. He also thought, due to the location, it is unlikely there will be non-families in the units.

Mr. Radabaugh moved to approve the site plan subject to the conditions of the staff report. Seconded by Mr. Granlund and the motion carried.

10. **SITE PLAN (SP-1650) – Sign Plan, Haymarket Landing**

Mr. Radabaugh recused himself from the item.

Mr. Ivory presented a request to approve a sign plan for a multi-tenant building, known as Haymarket Landing at 202 Eau Claire Street. It was noted that the sign plan was quite general since the applicant had yet to lease any of the spaces. The sign plan included a proposal for a building identification sign and for a combination of wall or projecting signs for the business tenants. Mr. Ivory reviewed the sign styles and illumination proposed in the sign plan. He also noted that the number of signs allowed per business tenant was outlined in the sign code and was based on the number of entrances and the number of street frontages of such tenants. In addition, projecting signs may require additional Plan Commission review depending on their size and type of illumination. Up to three directional signs are also being proposed. An ATM projecting sign is not allowed, but could be mounted flat on the wall above the ATM.

Ms. Ebert stated concerns that the signage should be uniform and coordinated. Mr. Ivory stated the building façade contemplated a uniform signage appearance and it also depends on the ultimate leasing in terms of appearance.

Applicant, Stuart Schafer with Commonweal Development Corp., expressed a number of concerns and stated they need to have flexibility in providing signage for such a high profile downtown building. Mr. Schafer indicated that they wanted to allow a combination of wall and projecting signs for each tenant as long as such signs conform to the overall square footage requirement of the sign code. He showed examples of storefronts with both wall and projecting signs. He added that they do not want to put up cabinet signs. Mr. Schafer questioned why the proposed ATM projecting sign would not be allowed as it would increase its visibility along the street.

The Commission discussed Mr. Schafer's concerns and Mr. Seymour noted that he was in favor of the change to allow both wall and projecting signs for each tenant. Mr. Ivory noted that the sign code would need to be amended to provide this allowance.

Ms. Mitchell stated the code should be amended soon for the flexibility. Mr. Ivory stated the sign code is due for major revisions to be considered in 2017, but this change could be considered sooner if so desired by the Plan Commission. Mr. Larsen also added that the ATM provisions should be changed.

Commissioners generally agreed that these changes would help promote a more welcoming walkable retail atmosphere in downtown. Ms. Mitchell stated that approving the sign plan would allow the applicant at least one type sign in the interim until the proposed changes are considered. Ms. Mitchell wanted actual language for the next meeting to fast track changes.

Ms. Mitchell moved to approve the site plan subject to the conditions of the staff report. Seconded by Mr. Pederson and the motion carried.

11. **DISCUSSION/DIRECTION**

A. Code Compliance Items

Mr. Brenholt stated the Hancock's Fabrics sign is still up and should be removed.

B. Future Agenda Items

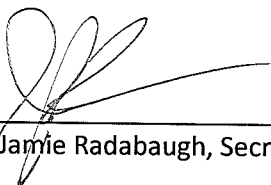
None.

C. Additions or Corrections to Minutes

None.

12. **MINUTES**

The minutes of the meeting of October 17, 2016 were approved.



Jamie Radabaugh, Secretary